

March 7, 2022

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VIA EMAIL TO:

City of Bloomington  
Planning Commission  
Attn: Glen Markegard, Planning Manager  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Re: Case # PL202100042 – Walser Toyota Redevelopment  
4217 and 4401 American Boulevard West  
Request for Change in Condition #33 of June 7, 2021, approval

Dear Mr. Markegard,

Walser Real Estate IV, LLC and Walser Automotive Group (collectively, “Walser”) is requesting a change to Condition #33 of the City Council approval from June 7, 2021. Condition #33 states, in part, that:

“interim use ... in a structured facility (parking ramp) ... shall be contingent on 1) issuance of a full building permit for a dealership/office building consistent with the plans approved in Case File #PL2021-42 and 2) receipt of proof of a deposit on major structural elements for the dealership/office building.”

Walser requests that Condition #33 be revised to state:

“shall be contingent on 1) issuance of a piling and foundation permit for a dealership/office building consistent with the plans approved in Case File #PL2021-42; 2) receipt of proof of a deposit on major structural elements for the dealership/office building; and 3) continued interim use upon issuance of the full building permit for a dealership/office building by August 1, 2022.”

Walser needs the inventory space in the ramp in order to begin the extensive pilings and foundations for the dealership/office building. Construction start of the pilings and foundations requires displacement of most of the inventory surface parking on this site.

Deliveries of construction materials have experienced extreme delays over the past several months. As a result, Walser has had to change this project from a steel frame to an all-concrete Type 1B structure in order to begin construction in 2022. Walser has been able to negotiate a contract with Wells Concrete to supply the precast walls of the service shop and carwash, in addition to the mezzanine roof structure at the carwash and long span double T's at the service shop and service write-up areas. These are the same type of double T members that make up the parking ramp floors but much longer for the roofs.

The three-story portion of the new dealership/office facility will be constructed of post tensioned concrete for the upper floors and roof. This changed type of construction requires new structural

engineering plans for the concrete structural system. Because of the supply issues, we began to change the architectural and structural plans in January based on the willingness of Wells Concrete to supply the major structural elements for delivery in October 2022. Wells is the precast supplier for the parking ramp. Included with this submission is a copy of the order from Wells for these major structural elements of the dealership/office building.

Walser's schedule requires pilings and foundations begin in mid-April 2022 for the dealership/office building. We will submit for the piling and foundation permit as soon as the foundation plans have been revised in approximately two weeks. We plan to begin with test pilings as we did on the adjacent parking ramp in mid-April. Once the tests are complete and the foundation permit has been issued, we will begin placing the rest of the pilings. This process requires a large portion of the site for staging the pipe for the piles. The displaced inventory vehicles will be moved into the ramp. This piling and foundation work is expected to take 12 to 13 weeks or until early August 2022. The structural engineering plans for the foundations are based the loading of the building on the foundations but do not require all of the details of the full permit drawings.

We will complete the full architectural and structural building plans for submittal before the middle of June. The city building department is familiar with this "fast track" delivery system for large buildings. Based on this schedule we expect to obtain the full permit before August 1, 2022. We are making an application for a SAC charge determination this week to avoid any delays.

The three-story portion post tensioned concrete of the dealership/office building would begin in late August followed by the precast portions of the building in October. Walser expects final completion of the new dealership/office facility in late summer of 2023. Demolition of the existing facility would follow immediately so the site work can be completed before ground freeze in 2023. Any delays to the foundation would push the structural portions of the building into 2023 and final completion well into 2024.

Walser respectfully requests the above-described change to the previous approval. Thank you for your consideration.

Best regards,



John R. Brennan  
Senior Vice President, Legal and Accounting  
Walser Automotive Group